

Case Number: PC 21-01

Meeting Date: January 7, 2021

Project Address: 5700 W. State Road 46

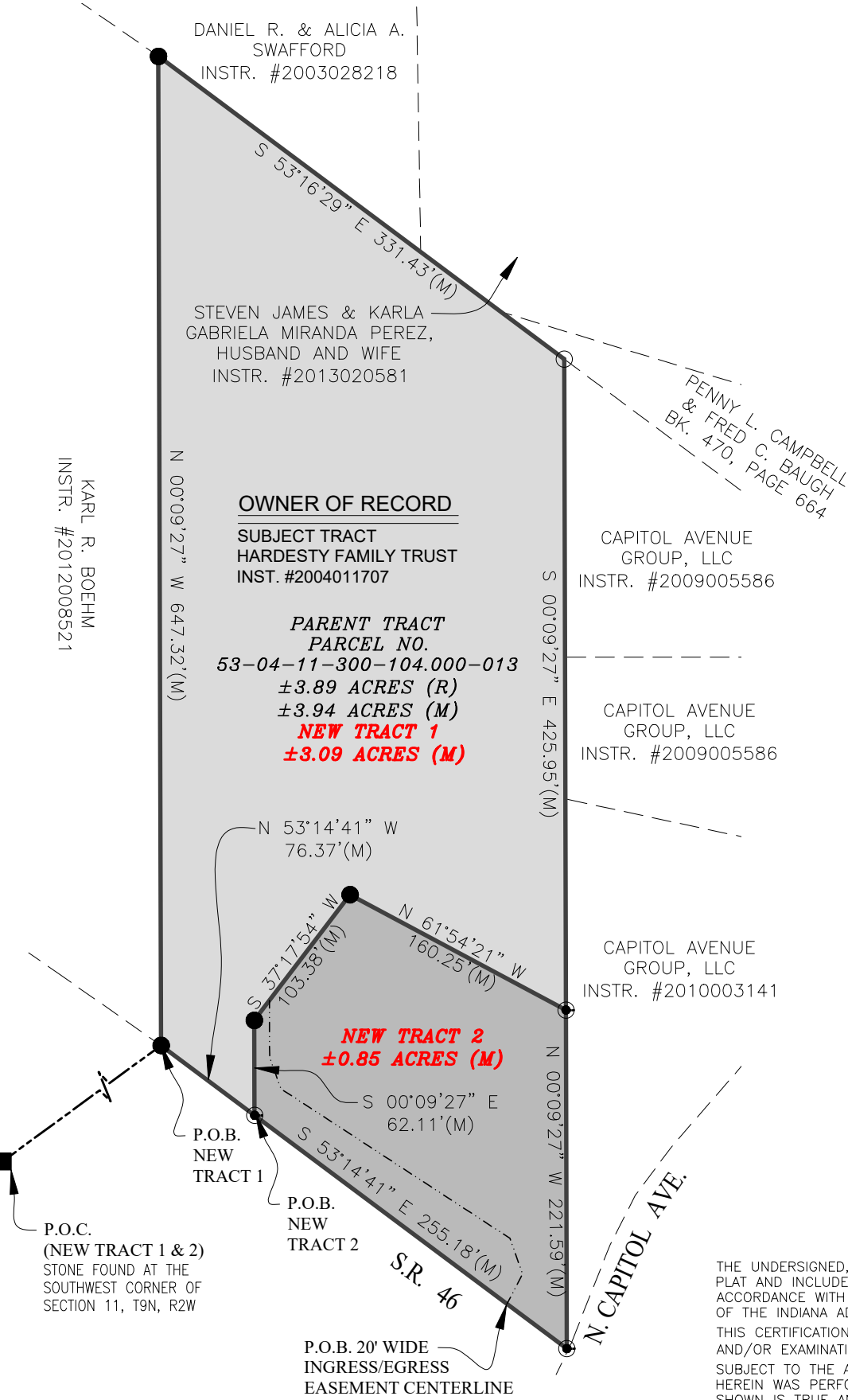
Project Type: Preliminary/Final Plat

Description: Hardesty Minor Subdivision
 2 lot subdivision



FLOOD STATEMENT

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA AS SHOWN BY THE FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL #18105C0126D, DATED DECEMBER 17, 2010.



HARDESTY MINOR SUBDIVISION PLAT

A PART OF THE SOUTHWEST QUARTER OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE SECOND PRINCIPAL MERIDIAN, RICHLAND TOWNSHIP, MONROE COUNTY, INDIANA
PARCEL NO. 53-04-11-300-104.000-013

NOTES

1. THIS SURVEY PLAT INCOMPLETE WITHOUT THE ASSOCIATED SURVEYOR'S REPORT
2. ALL DIMENSIONS SHOWN ARE MEASURED UNLESS OTHERWISE NOTED
3. OWNERSHIP PER MONROE COUNTY TAX MAPS MAINTAINED IN THE MONROE COUNTY COURTHOUSE, AS OF OCTOBER 2020
4. FIELDWORK COMPLETED ON 10-27-2020

SURVEYED DESCRIPTION (NEW TRACT 1)

PART OF THE SOUTHWEST QUARTER OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST, IN MONROE COUNTY, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING FROM A STONE FOUND AT THE SOUTHWEST CORNER OF SECTION 11; THENCE NORTH 53 DEGREES 48 MINUTES 18 SECONDS EAST, A DISTANCE OF 492.11 FEET TO A REBAR WITH CAP FOUND AT THE SOUTHWEST CORNER OF THE PARENT TRACT AND THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 09 MINUTES 27 SECONDS WEST, A DISTANCE OF 647.32 FEET TO A REBAR WITH CAP FOUND; THENCE SOUTH 53 DEGREES 16 MINUTES 29 SECONDS EAST, A DISTANCE OF 331.43 FEET TO A PINCHED PIPE FOUND; THENCE SOUTH 00 DEGREES 09 MINUTES 27 SECONDS EAST, A DISTANCE OF 425.95 FEET TO A 5/8" IRON REBAR WITH CAP INSCRIBED "S.P. RECTOR LS21000239" (AND HEREINAFTER REFERRED TO AS AN "IRON MONUMENT") SET; THENCE NORTH 61 DEGREES 54 MINUTES 21 SECONDS WEST, A DISTANCE OF 160.25 FEET TO A REBAR WITH CAP FOUND; THENCE SOUTH 37 DEGREES 17 MINUTES 54 SECONDS WEST, A DISTANCE OF 103.38 FEET TO A REBAR WITH CAP FOUND; THENCE SOUTH 00 DEGREES 09 MINUTES 27 SECONDS EAST, A DISTANCE OF 62.11 FEET TO AND IRON MONUMENT SET; THENCE NORTH 53 DEGREES 14 MINUTES 41" EAST, A DISTANCE OF 76.37 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.09 ACRES, MORE OR LESS.

SUBJECT TO A TWENTY (20) FOOT WIDE INGRESS/EGRESS EASEMENT BEING CENTERED 10 FEET LEFT AND RIGHT OF THE FOLLOWING CENTERLINE:

COMMENCING FROM A STONE FOUND AT THE SOUTHWEST CORNER OF SECTION 11; THENCE NORTH 53 DEGREES 48 MINUTES 18 SECONDS EAST, A DISTANCE OF 492.11 FEET TO A REBAR WITH CAP FOUND AT THE SOUTHWEST CORNER OF THE PARENT TRACT; THENCE SOUTH 53 DEGREES 14 MINUTES 41" EAST, A DISTANCE OF 282.64 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; NORTH 27 DEGREES 26 MINUTES 52 SECONDS EAST, A DISTANCE OF 22.03 FEET; THENCE NORTH 19 DEGREES 22 MINUTES 13 SECONDS WEST, A DISTANCE OF 24.77 FEET; THENCE NORTH 56 DEGREES 52 MINUTES 03 SECONDS WEST, A DISTANCE OF 179.09 FEET; THENCE NORTH 19 DEGREES 28 MINUTES 27 SECONDS WEST, A DISTANCE OF 21.99 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 26 SECONDS WEST, A DISTANCE OF 37.08 FEET TO THE END OF SAID INGRESS/EGRESS EASEMENT.

SURVEYED DESCRIPTION (NEW TRACT 2)

PART OF THE SOUTHWEST QUARTER OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST, IN MONROE COUNTY, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING FROM A STONE FOUND AT THE SOUTHWEST CORNER OF SECTION 11; THENCE NORTH 53 DEGREES 48 MINUTES 18 SECONDS EAST, A DISTANCE OF 492.11 FEET TO A REBAR WITH CAP FOUND AT THE SOUTHWEST CORNER OF THE PARENT TRACT; THENCE SOUTH 53 DEGREES 14 MINUTES 41" EAST, A DISTANCE OF 76.37 FEET TO A 5/8" IRON REBAR WITH CAP INSCRIBED "S.P. RECTOR LS21000239" (AND HEREINAFTER REFERRED TO AS AN "IRON MONUMENT") SET AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 53 DEGREES 14 MINUTES 41 SECONDS EAST, A DISTANCE OF 255.18 FEET TO AN IRON MONUMENT SET; THENCE NORTH 00 DEGREES 09 MINUTES 27 SECONDS WEST, A DISTANCE OF 221.59 FEET TO AN IRON MONUMENT SET; THENCE NORTH 61 DEGREES 54 MINUTES 21 SECONDS WEST, A DISTANCE OF 160.25 FEET TO A REBAR WITH CAP FOUND; THENCE SOUTH 37 DEGREES 17 MINUTES 54 SECONDS WEST, A DISTANCE OF 103.38 FEET TO A REBAR WITH CAP FOUND; THENCE SOUTH 00 DEGREES 09 MINUTES 27 SECONDS EAST, A DISTANCE OF 62.11 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.85 ACRES, MORE OR LESS.

ALSO, A TWENTY (20) FOOT WIDE INGRESS/EGRESS EASEMENT BEING CENTERED 10 FEET LEFT AND RIGHT OF THE FOLLOWING CENTERLINE:

COMMENCING FROM A STONE FOUND AT THE SOUTHWEST CORNER OF SECTION 11; THENCE NORTH 53 DEGREES 48 MINUTES 18 SECONDS EAST, A DISTANCE OF 492.11 FEET TO A REBAR WITH CAP FOUND AT THE SOUTHWEST CORNER OF THE PARENT TRACT; THENCE SOUTH 53 DEGREES 14 MINUTES 41" EAST, A DISTANCE OF 282.64 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; NORTH 27 DEGREES 26 MINUTES 52 SECONDS EAST, A DISTANCE OF 22.03 FEET; THENCE NORTH 19 DEGREES 22 MINUTES 13 SECONDS WEST, A DISTANCE OF 24.77 FEET; THENCE NORTH 56 DEGREES 52 MINUTES 03 SECONDS WEST, A DISTANCE OF 179.09 FEET; THENCE NORTH 19 DEGREES 28 MINUTES 27 SECONDS WEST, A DISTANCE OF 21.99 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 26 SECONDS WEST, A DISTANCE OF 37.08 FEET TO THE END OF SAID INGRESS/EGRESS EASEMENT.

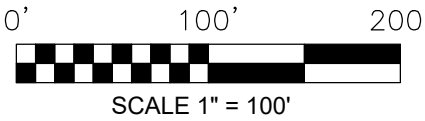
THE UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF INDIANA, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT AND INCLUDED LEGAL DESCRIPTIONS WERE PREPARED UNDER HIS DIRECT SUPERVISION, AND WAS EXECUTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIANA SURVEY STANDARDS AS DEFINED IN TITLE 865, ARTICLE 1, RULE 12 OF THE INDIANA ADMINISTRATIVE CODE.
THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE AND CORRECT TITLE SEARCH AND/OR EXAMINATION MIGHT DISCLOSE.
SUBJECT TO THE ABOVE RESERVATION, I HEREBY CERTIFY THAT THE SURVEY WORK PERFORMED ON THE PROJECT SHOWN HEREIN WAS PERFORMED EITHER BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND THAT ALL INFORMATION SHOWN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LEGEND

- 5/8" REBAR W/CAP INSCRIBED "S.P. RECTOR LS21000239" (SET)
- PIPE (FOUND)
- REBAR W/CAP (FOUND)
- STONE (FOUND)
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- (M) - MEASURED DIMENSION
- (R) - RECORD DIMENSION
- SUBJECT TRACT LINE
- COMMENCING CALL
- 20' EASEMENT CENTERLINE
- ADJOINING TRACT LINE
- NEW TRACT 1
- NEW TRACT 2



BEARINGS ARE BASED ON INDIANA STATE PLANE COORDINATES (WEST ZONE, NAD83, US FEET)



SCALE 1" = 100'

Kimberly Sue Richardson & Ron L. Hardesty, Co-Trustees of the Hardesty Family Trust, owners of the real estate shown and described herein, do hereby certify, lay off and plat Tracts numbered One (1) and Two (2).

In accordance with this plat and certificate, this plat shall be known as Hardesty Minor Subdivision Plat.

Witness our hands and seal this ___ day of ____, 2020.

Kimberly Sue Richardson

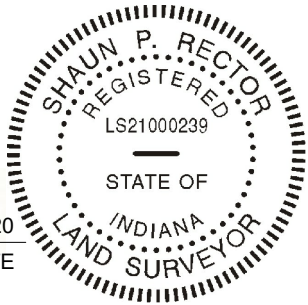
Ron L. Hardesty

Notary Public (Signature)

Notary Public (Printed Name)

My Commission Expires: _____

My County of Residence: _____



SHAUN P. RECTOR
INDIANA PS NO. 21000239
DATE 12/16/2020

I AFFIRM UNDER PENALTIES OF PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

DRAWN BY: KDF
CHECKED BY: SPR
DATE: 10/14-2020
SCALE: 1" = 100'
JOB NO.: JP093020HARD



TRICO Surveying & Mapping, Inc.

441 West Gourley Pike, Bloomington, In 47404

Phone: 812-330-7030 Fax: 812-330-7035 Web: www.tricosurveying.com

HARDESTY MINOR SUBDIVISION PLAT
RON HARDESTY

PART OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 2 WEST, RICHLAND TOWNSHIP, MONROE COUNTY, INDIANA

RECORD DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION ELEVEN (11), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST, IN MONROE COUNTY, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE INTERSECTION OF THE WEST SECTION LINE OF SAID SECTION ELEVEN (11) AND THE NORTH LINE OF THE RIGHT-OF-WAY OF STATE ROAD NUMBER 46, SAID POINT OF INTERSECTION BEING ESTABLISHED BY A MARKER OF THE STATE HIGHWAY COMMISSION, THENCE SOUTH FIFTY-FIVE (55) DEGREES EAST ALONG AND WITH SAID NORTH LINE OF SAID RIGHT-OF-WAY FOUR HUNDRED AND NINETY-EIGHT (498) FEET TO THE PLACE OF BEGINNING; THENCE NORTH TWO (02) DEGREES WEST AND PARALLEL WITH SAID WEST LINE OF SAID SECTION ELEVEN (11), SIX HUNDRED SIXTY (660) FEET TO A POINT; THENCE SOUTH FIFTY-FIVE (55) DEGREES EAST THREE HUNDRED THIRTY-TWO (332) FEET TO A POINT; THENCE SOUTH TWO (02) DEGREES EAST AND PARALLEL WITH SAID WEST LINE OF SAID SECTION ELEVEN (11), SIX HUNDRED SIXTY (660) FEET TO A POINT IN THE NORTH LINE OF THE RIGHT-OF-WAY OF STATE ROAD NO. 46; THENCE NORTH FIFTY-FIVE (55) DEGREES WEST ALONG AND WITH SAID NORTH LINE OF SAID RIGHT-OF-WAY THREE HUNDRED THIRTY-TWO (332) FEET TO THE PLACE OF BEGINNING; CONTAINING FOUR (4) ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE CONVEYED TO THE STATE OF INDIANA UNDER AGREED JUDGMENT AND FINDING IN CAUSE NO. 53C06-9711-CP-01593, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

A PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 2 WEST, MONROE COUNTY, INDIANA DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 1 DEGREE 52 MINUTES 01 SECOND WEST 581.28 FEET ALONG THE WEST LINE OF SAID SECTION TO THE NORTHEASTERN BOUNDARY OF S.R. 46, WHICH BOUNDARY IS 50.00 FEET NORTHEAST OF AND PARALLEL WITH THE CENTERLINE OF SAID S.R. 46; THENCE ALONG THE BOUNDARY OF SAID S.R. 46 SOUTHEASTERLY 471.07 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 11,409.16 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 53 DEGREES 46 MINUTES 18 SECONDS EAST AND A LENGTH OF 471.03 FEET; THENCE SOUTH 54 DEGREES 57 MINUTES 16 SECONDS EAST 33.80 FEET ALONG THE BOUNDARY OF SAID S.R. 46 TO THE WEST LINE OF THE OWNER'S LAND AND THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE NORTH 1 DEGREE 52 MINUTES 01 SECOND WEST 18.76 FEET ALONG SAID WEST LINE; THENCE SOUTH 54 DEGREES 57 MINUTES 16 SECONDS EAST 331.62 FEET TO THE EAST LINE OF THE OWNER'S LAND; THENCE SOUTH 1 DEGREE 52 MINUTES 01 SECOND EAST 18.76 FEET ALONG SAID EAST LINE TO THE NORTHEASTERLY BOUNDARY OF SAID S.R. 46; THENCE NORTH 54 DEGREES 57 MINUTES 16 SECONDS WEST 331.62 FEET (332 FEET BY DEED RECORD 414, PAGE 96) ALONG THE BOUNDARY OF SAID S.R. 46 TO THE POINT OF BEGINNING AND CONTAINING 0.114 ACRES, MORE OR LESS.

SURVEYOR'S REPORT

SCOPE OF PROJECT: THIS RETRACEMENT AND SUBDIVISION SURVEY WAS REQUESTED BY RON HARDESTY TO IDENTIFY THE BOUNDARIES OF HIS PROPERTY AND SPLIT APPROXIMATELY 0.9 ACRES INCLUDING THE RESTAURANT FROM THE REMAINDER OF THE PROPERTY.

IN ACCORDANCE WITH INDIANA SURVEY STANDARDS AS DEFINED IN THE INDIANA ADMINISTRATIVE CODE (865 IAC 1-12 "RULE 12"), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- A.) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS
- B.) EXISTING DEEDS AND PLATS OF RECORD
- C.) OCCUPATION OR POSSESSION LINES
- D.) THEORY OF LOCATION
- E.) THE RELATIVE POSITIONAL ACCURACY OF MEASUREMENTS

THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES.

A.) REBAR WERE FOUND MARKING THE SOUTHWEST AND NORTHWEST CORNERS OF THE SUBJECT TRACT. THE NORTHEAST CORNER OF THE SUBJECT TRACT WAS MARKED BY A PINCHED PIPE. A STONE WAS FOUND MARKING THE SOUTHWEST CORNER OF SECTION 11.

B.) THE MOST CURRENT DEED FOR THE SUBJECT TRACT CAN BE FOUND ON FILE IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA, AND IS DESCRIBED IN INSTRUMENT NUMBER 2004011707.

C.) THE SUBJECT TRACT LIES WITHIN MATURE WOODS ON THE NORTH AND AN OPEN TOWN LOT ON THE SOUTH. EVIDENCE OF A FENCE LINE RUNS ALONG THE NORTHERN BOUNDARY LINE. THE SUBJECT TRACT IS BOUNDED ON THE SOUTH BY STATE ROAD 46 AND ITS RIGHT OF WAY.

D.) THE WEST AND NORTH LINES OF THE SUBJECT TRACT WERE DETERMINED BY HOLDING THE REBAR AT THE SOUTHWEST AND NORTHWEST CORNERS OF THE SUBJECT TRACT, AND HOLDING THE PINCHED PIPE FOUND AT THE NORTHEAST CORNER OF THE SUBJECT TRACT. THE SOUTHEAST CORNER OF THE SUBJECT TRACT WAS DETERMINED BY CREATING A LINE PARALLEL TO THE WEST LINE OF THE SUBJECT (AS THE EAST AND WEST LINES ARE DEFINED AS BEING PARALLEL IN SUBJECT TRACT DEED) AND COMPARING THAT WITH THE PLOTTED EXCEPTION TO THE SUBJECT TRACT FOR THE EXPANSION OF THE RIGHT OF WAY FOR STATE ROAD 46. THE RECORD DESCRIPTION FOR THE EXCEPTION WAS ROTATED TO MATCH THE FOUND MONUMENTS. THE CREATED EAST LINE MATCHED THE ROTATED DESCRIPTION OF THE EXCEPTION WITHIN TOLERANCE, AND THE NORTHEAST CORNER OF THE ROTATED EXCEPTION DESCRIPTION WAS HELD AS THE SOUTHEAST CORNER OF THE SUBJECT TRACT.

E.) THE RELATIVE POSITIONAL ACCURACY OF THE LINES AND CORNERS OF THIS SURVEY DUE TO MEASUREMENTS ARE WITHIN THE SPECIFICATIONS FOR A SUBURBAN SURVEY, WHICH IS A MAXIMUM OF 0.13 FEET (40 MILLIMETERS) PLUS 100 PARTS PER MILLION.

SURVEY DATA UTILIZED FROM THE FOLLOWING SOURCES:

COPIES OF THE SURVEYS, PLATS, AND INFORMATION REFERENCED EITHER IN THIS REPORT OR ON THE ATTACHED PLAT, WERE OBTAINED FROM FILES AND INFORMATION AT

THE FOLLOWING OFFICES:

MONROE COUNTY RECORDER'S OFFICE, MONROE COUNTY SURVEYOR'S OFFICE, AND MONROE COUNTY GIS

These parcels were created through the Minor Subdivision procedure and approved by the Ellettsville Plan Commission on

(date).

Denise Line, Secretary
Ellettsville Plan Commission

Terry Baker, President
Ellettsville Plan Commission

These parcels were created through the Minor Subdivision procedure and approved by the Ellettsville Town Council on

(date).

Sandra C. Hash, Clerk-Treasurer
Ellettsville Town Council

Dan Swafford, President
Ellettsville Town Council

THE UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF INDIANA, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT AND INCLUDED LEGAL DESCRIPTIONS WERE PREPARED UNDER HIS DIRECT SUPERVISION, AND WAS EXECUTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIANA SURVEY STANDARDS AS DEFINED IN TITLE 865, ARTICLE 1, RULE 12 OF THE INDIANA ADMINISTRATIVE CODE.

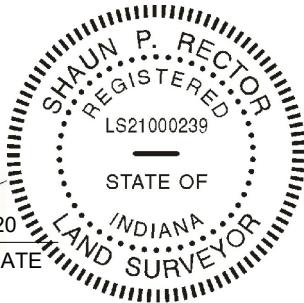
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SUBJECT TO THE ABOVE RESERVATION, I HEREBY CERTIFY THAT THE SURVEY WORK PERFORMED ON THE PROJECT SHOWN HEREIN WAS PERFORMED EITHER BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND THAT ALL INFORMATION SHOWN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SHAUN P. RECTOR
INDIANA PS NO. 21000239

12/16/2020

DATE



I AFFIRM UNDER PENALTIES OF PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

